

NO TRANSFER
TAX PAID

WARRANTY DEED

Know All Men By These Presents

012072

That we, **George A.E. Roderigue and Jeannette L. Roderigue** of Winslow, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeannette L. Roderigue** of Winslow, County of Kennebec and State of Maine, and whose mailing address is RR 3, Box 1400, Winslow, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeannette L. Roderigue, her heirs and assigns forever, certain lots or parcels of land, located in Waterville, County of Kennebec and State of Maine, known as follows:

Units 1, 2, and 3 in the building known as 111 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

Units 1, 2, 3, and 4 in the building known as 113 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

Units 1, 2, 3, and 4 in the building known as 115 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

Units 1, 2, 3, and 4 in the building known as 117 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

All of which units are more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeannette L. Roderigue, her heirs and assigns, to her and her use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said George A.E. Roderigue and Jeannette L. Roderigue have hereunto set our hands and seals this 30th day of March, 1998.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

William P. Dubord
Witness

George A.E. Roderigue
George A.E. Roderigue

Jeannette L. Roderigue
Jeannette L. Roderigue

STATE OF MAINE
County of Kennebec, ss.

Dated: March 30, 1998.

Personally appeared before me on the day and year aforesaid the above-named, George A.E. Roderigue and Jeannette L. Roderigue, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6/25/2001



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EXHIBIT A

111 Drummond Avenue:

Being Units 1, 2, and 3 of the building known as 111 Drummond Avenue, Waterville, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4th) equal or undivided portion of the limited common areas for each unit (a three-fourths (3/4ths) aggregate interest) and a one-twentieth (1/20th) equal and undivided portion of the common areas for each unit (a three-twentieths (3/20ths) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41 and a one-twentieth (1/20th) equal and undivided fee for each unit (a three-twentieths (3/20ths) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way; thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so-called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Grantors' source of title, reference is made to the following Warranty Deeds: Unit 1 from Juanita J. Rancourt dated December 30, 1991 and recorded in the Kennebec County Registry of Deeds; Unit 2 from Lamer George dated March 3, 1992 and recorded in said Registry in Book 4068, Page 256; and Unit 3 from Philippe F. Hebert and Patricia Hebert recorded in said Registry.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41.

113 Drummond Avenue:

Being Units 1, 2, 3, and 4 of the building known as 113 Drummond Avenue, Waterville, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4th) equal or undivided portion of the limited common areas for each unit (a four-fourths (4/4ths)

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aggregate interest) and a one-twentieth (1/20th) equal and undivided portion of the common areas for each unit (a four-twentieths (4/20ths) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41 and a one-twentieth (1/20th) equal and undivided fee for each unit (a four-twentieths (4/20ths) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way; thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Grantors' source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated August 30, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2237, Page 231.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41.

115 Drummond Avenue:

Being Units 1, 2, 3, and 4 of the building known as 115 Drummond Avenue, Waterville, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4th) equal or undivided portion of the limited common areas for each unit (a four-fourths (4/4ths) aggregate interest) and a one-twentieth (1/20th) equal and undivided portion of the common areas for each unit (a four-twentieths (4/20ths) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41 and a one-twentieth (1/20th) equal and undivided fee for each unit (a four-twentieths (4/20ths) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way; thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

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For Grantors' source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated April 18, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2202, Page 306.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41.

117 Drummond Avenue:

Being Units 1, 2, 3, and 4 of the building known as 117 Drummond Avenue, Waterville, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4th) equal or undivided portion of the limited common areas for each unit (a four-fourths (4/4ths) aggregate interest) and a one-twentieth (1/20th) equal and undivided portion of the common areas for each unit (a four-twentieths (4/20ths) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41 and a one-twentieth (1/20th) equal and undivided fee for each unit (a four-twentieths (4/20ths) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way; thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so-called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Grantors' source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated March 12, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2188, Page 351.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41.

To the extent that any fractional interest of Grantor's as actually owned may vary from the fractional interest stated herein with respect to any unit or parcel conveyed by this deed, Grantors hereby convey the entire fractional interest as actually owned notwithstanding an error in stating the interest.

RECEIVED KENNEBEC SS.
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98 MAY 26 AM 9:00

WITNESSES: *Harma Reed* Notary
REGISTER OF DEEDS